

New Hampshire Council on Resources and Development

Office of Energy and Planning
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TDD Access: Relay NH
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Thursday, January 3, 2008
Office of Energy and Planning
57 Regional Drive, Concord, NH
Time 9:30 A.M.

FINAL AGENDA

I. ROLL CALL AND INTRODUCTIONS

II. MINUTES:

A. Approval of CORD Meeting Minutes of November 8, 2007.

III. DISPOSAL OF STATE OWNED SURPLUS LAND REVIEW (SLR)

A. DOVER

SLR 07-012

Request to revert approximately 5 acres of land and associated structures to the City of Dover, NH.

The office of the Adjutant General requests to grant approximately 5 acres of land and associated structures to the City of Dover. This request to surplus the Dover Armory comes as part of a national initiative to change the way the US Army fights, thinks, develops leaders, and approaches its missions termed "Transformation". Currently, the Dover Armory is not in use by New Hampshire National Guard. Per the deed, "if, at any time...said premises are discontinued for use as an Armory the title to the land herein conveyed shall revert to the City of Dover".

STAFF REPORT

30-day review period ends January 15, 2008

Administrative Services: No comment.

Agriculture, Markets, and Food: No comment.

Division of Historical Resources: No comment.

Education: No objection.

Emergency Services: No comment.

Energy and Planning: No comment.

Environmental Services: The NHANG is listed as an active small quantity generator of hazardous wastes at this site. The DES Waste Management Division should be contacted prior to transfer of state ownership and facility disposal to ensure a smooth transition to a new owner for this site. See letter on file.

Fish and Game: No comment.

Housing Finance Authority: No comment.

Health and Human Services: No objection.

Resources and Economic Development: No comment.

Safety: No comment.

Transportation: No comment.

Lakes Management Advisory Committee: Not applicable.

Rivers Management Advisory Committee: Not applicable.

Public Waters Access Advisory Board: No comment.

State Conservation Committee: No objection.

City of Dover: No comment.

ACTION: Formal vote requested.

B. CLAREMONT

SLR 07-013

Request to revert approximately 5.1 acres of land and associated structures to the City of Claremont, NH.

The office of the Adjutant General requests to grant approximately 5.1 acres of land in Claremont to the City of Claremont. This request to surplus the Claremont Armory comes as part of a national initiative to change the way the US Army fights, thinks, develops leaders, and approaches its missions termed “Transformation”. Currently, the Claremont Armory houses the 744th Transportation Company. Per the deed, “whenever said State shall cease to use and occupy said land for state armory purposes the title to said land shall revert to” Claremont.

STAFF REPORT

30-day review period ends January 15, 2008

Administrative Services: No comment.

Agriculture, Markets, and Food: No comment.

Division of Historical Resources: No comment.

Education: No objection.

Emergency Services: No comment.

Energy and Planning: No comment.

Environmental Services: There exist two closed underground petroleum storage tanks on site. Contact should be made with the DES Waste Management Division prior to disposal of the property to ensure compliance with federal, state and local requirements. The NHANG is listed as an active small quantity generator of hazardous wastes at this site. The DES Waste Management Division should be contacted prior to transfer of state ownership and facility disposal to ensure a smooth transition to a new owner for this site. See letter on file.

Fish and Game: No comment.

Housing Finance Authority: No comment.

Health and Human Services: No objection.

Resources and Economic Development: No comment.

Safety: No comment.

Transportation: No comment.

Lakes Management Advisory Committee: Not applicable.

Rivers Management Advisory Committee: Not applicable.

Public Waters Access Advisory Board: No comment.

State Conservation Committee: No objection.

City of Claremont: City Manager, Guy A. Santagate is “requesting that the State of New Hampshire undertake an environmental assessment of the property in order to determine whether any hazardous materials are on the premises as a result of use of the property by the State Armory.” Santagate writes, “It would not be unusual or surprising to find substances on the property related to the existence of underground oil tanks, lead resulting from use as a former firing range, or asbestos as a result of construction practices at the time the armory was built. If these or other hazardous substances are found to exist on the property, it is important that the state assume responsibility for any remediation that may be required and document that the site is free from hazardous substances prior to the property reverting to the City.” See letter on file.

ACTION: Formal vote requested.

C. HAVERHILL

SLR 07-014

Request to revert approximately 20 acres of land and associated structures to the Town of Haverhill, NH.

The office of the Adjutant General requests to grant approximately 20 acres of land and associated structures to the Town of Haverhill. This request to surplus the Haverhill Armory comes as part of a national initiative to change the way the US Army fights, thinks, develops leaders, and approaches its missions termed “Transformation”. Currently, the Haverhill site includes a Vehicle Storage Building. Per the deed, “the premises herein conveyed are to be used by the grantee for military purposes, and shall revert to said Town of Haverhill whenever they shall cease to be used for a continuous period of two years”.

STAFF REPORT

30-day review period ends January 15, 2008

Administrative Services: No comment.

Agriculture, Markets, and Food: No comment.

Division of Historical Resources: No comment.

Education: No objection.

Emergency Services: No comment.

Energy and Planning: No comment.

Environmental Services: No objection.

Fish and Game: No comment.

Housing Finance Authority: No comment.

Health and Human Services: No objection.

Resources and Economic Development: No comment.

Safety: No comment.

Transportation: No comment.

Lakes Management Advisory Committee: Not applicable.

Rivers Management Advisory Committee: Not applicable.

Public Waters Access Advisory Board: No comment.

State Conservation Committee: No objection.

Town of Haverhill: No comment.

ACTION: Formal vote requested.

D. PETERBOROUGH

SLR 07-015

Request to revert approximately 4.8 acres of land in Peterborough, NH to 1940 grantor and heirs as specified in the deed.

The office of the Adjutant General requests to grant approximately 4.8 acres of land and associated structures to the Town of Peterborough. This request to surplus the Peterborough Armory comes as part of a national initiative to change the way the US Army fights, thinks, develops leaders, and approaches its missions termed "Transformation". Currently, the Peterborough site houses the 210th Engineer Detachment. Per the deed, "if the State of New Hampshire shall...at any time abandon and cease to occupy said premises for military purposes, then the estate hereby conveyed shall revert to and revert in the grantor and his heirs, and it shall be lawful for him or them to re-enter upon the premises hereby conveyed".

STAFF REPORT

30-day review period ends January 15, 2008

Administrative Services: No comment.

Agriculture, Markets, and Food: No comment.

Division of Historical Resources: No comment.

Education: No objection.

Emergency Services: No comment.

Energy and Planning: No comment.

Environmental Services: No objection.

Fish and Game: No comment.

Housing Finance Authority: No comment.

Health and Human Services: No comment.

Resources and Economic Development: No comment.

Safety: No comment.

Transportation: No comment.

Lakes Management Advisory Committee: Not applicable.

Rivers Management Advisory Committee: Not applicable.

Public Waters Access Advisory Board: No comment.

State Conservation Committee: No objection.

Town of Peterborough: The town has completed negotiations with the New Hampshire Charitable Trust Foundation for the acquisition of the property. The 1948 deed requires that when the present use of the property ceases to be then the property revert to the NHCTF. The town is completing a Phase 1 Environmental Assessment as part of the purchase and sale agreement that they expect to finalize very soon. The Town is in the process of planning a new use for the property as part of the redevelopment of the surrounding area. See letter on file.

ACTION: Formal vote requested.

E. WOODSVILLE

SLR 07-016

Request to sell approximately 4 acres of land in Woodsville (Haverhill), NH to J.J. Rowe and heirs or a purchaser approved by the Rowe Estate.

The office of the Adjutant General requests to grant approximately 4.8 acres of land and associated structures to J.J. Row and heirs or a purchaser approve by the Rowe Estate, as specified in the deed. This request to surplus the Woodsville Armory comes as part of a national initiative to change the way the US Army fights, thinks, develops leaders, and approaches its missions termed "Transformation". Currently, the Woodsville site houses the 2nd/197th FA. Per the deed, in "the event that the above described premises are not used for armory purposes, that and in the event James H Rowe is to have the option or repurchase said premised or shall have the right to

approve a sale of said premises for some other use consistent with and agreeable to the said James H Rowe”.

STAFF REPORT

30-day review period ends January 15, 2008

Administrative Services: No comment.

Agriculture, Markets, and Food: No comment.

Division of Historical Resources: No comment.

Education: No objection.

Emergency Services: No comment.

Energy and Planning: No comment.

Environmental Services: There exist two closed underground petroleum storage tanks and one active tank on site. Contact should be made with the DES Waste Management Division prior to disposal of the property (and the active tank) to ensure compliance with federal, state and local requirements. The NHANG is listed as an active small quantity generator of hazardous wastes at this site. The DES Waste Management Division should be contacted prior to transfer of state ownership and facility disposal to ensure a smooth transition to a new owner for this site. See letter on file.

Fish and Game: No comment.

Housing Finance Authority: No comment.

Health and Human Services: No objection.

Resources and Economic Development: No comment.

Safety: No comment.

Transportation: No comment.

Lakes Management Advisory Committee: Not applicable.

Rivers Management Advisory Committee: RMAC approved the disposal with the following recommendations:

1. Based on a letter submitted by the Connecticut River Joint Commissions, Inc. (CRJC), it is the understanding of the RMAC that the property lies within the floodplain.
2. It is also the understanding of the RMAC that the CRJC recommends that the footprint of existing buildings are not expanded.
3. The Town of Haverhill shall be encouraged to work with the CRJC to use Best Management Practices on site.
4. The Town of Haverhill shall be encouraged to work with the CRJC to expand the existing vegetative buffer with the intent of increasing flood storage and reducing erosion.

See letter on file.

Public Waters Access Advisory Board: No comment.

State Conservation Committee: No objection.

Town of Haverhill: No comment.

ACTION: Formal vote requested.

IV. OLD BUSINESS

- A. HB710 Study Commission and Mapping State Owned Lands.** Update on the commission to study issues relative to the practice of leasing state-owned real estate on the shores of public waters and OEP progress to compile state agency map data of land holdings in proximity to water bodies.
- B. Smart Growth Report - Implementation Plan.** Discuss Priority 2 of the Report on Growth Management Recommendations, “Develop planning tools for local and regional use”.

V. NEW BUSINESS

- A. Enabling Source Water Protection: Aligning State Land Use and Water Protection Programs.** New Hampshire was selected as one of three states to participate as pilots in “Enabling Source Water Protection: Aligning State Land Use and Water Protection Programs,” a new program created by The Trust for Public Land and the Smart Growth Leadership Institute, in partnership with the Association of State Drinking Water Administrators and the River Network through a grant from the US Environmental Protection Agency.

VI. CORD 2008 PROPOSED MEETING SCHEDULE

March 6, 2008
May 1, 2008
July 3, 2008
September 4, 2008
November 6, 2008

All meetings will be held at the Office of Energy and Planning, 57 Regional Drive, Concord, NH, unless otherwise noted. Meetings begin at 9:30 AM.

VII. ADJOURNMENT